



COUNTY OF PLACER PLANNING COMMISSION

ACTION AGENDA

MARCH 22, 2007

OFFICE OF Planning Department

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

Commissioner Sevison Absent

10:00 AM **FLAG SALUTE**

ROLL CALL: Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall, Michelle Burris, Bill Santucci, Mike Stafford

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM **THE PLAZA - CONDITIONAL USE PERMIT EXTENSION OF TIME (PCPA20050231)**

*Approved
Unanimously 6-0*

PREVIOUSLY APPROVED ENVIRONMENTAL IMPACT REPORT (EIAQ3697)(SCH# 2003092086)

Consider a one-year extension of time to a previously approved Conditional Use Permit for the construction of a new commercial shopping/office center and associated parking. An Environmental Impact Report was previously approved for the project (EIAQ-3697) (SCH#2003092086).

Project Location: East side of Highway 49, north of Luther Road

APN: 052-102-016 and 038-051-045

Total Acreage: 10 acres

Zoning: Commercial

Community Plan Area: Auburn-Bowman

MAC Area: North Auburn MAC

Applicant: GW Consulting Engineers, Renee Parker, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621

Owner: Auburn Plaza, LLC 545 Middlefield Road, Suite 240, Menlo Park CA 94025

Planner – Gerry Haas (530) 745-3084
Engineering & Surveying – Rick Eiri (530) 745-3110
Environmental Health – Dana Wiyninger (530) 745-2300

2) 10:10 AM

*Recommend to
the BOS
Unanimously 6-0*

**AMENDMENT TO CHAPTER 18 (ENVIRONMENTAL REVIEW) OF
THE PLACER COUNTY CODE TO ENSURE CONSISTENCY WITH
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Consider a recommendation to the Board of Supervisors to amend Chapter 18 (Environmental Review) of the Placer County Code to remove Appendix A (Impacts Which Are Normally Considered Significant) in order to be consistent with the CEQA Guidelines.

Planner – Gina Langford (530) 745-3025

3) 10:20 AM

A.
*Approved
Unanimously 6-0*

**APPLICANT REQUEST FOR CONDITIONAL USE PERMIT
MODIFICATION AND VARIANCE TO PARKING REQUIREMENTS
NEWCASTLE WEDDING GARDENS (PCPMT 20060749)**

Consider applicant's request for a modification to the existing Conditional Use Permit and a Variance to allow for a reduction to the parking requirements.

Project Location: 950 Taylor Road in the Newcastle area

APN: 031-241-049

Total Acreage: 11.8 acres

Zoning: RA-B-100 (Residential Agricultural, Combining Building Size of 100,000 square feet)

Community Plan Area: Placer County General Plan

MAC Area: Newcastle/Ophir

Applicant/Owner: Georgia Barron, 950 Taylor Road, Newcastle CA 95658 (916) 663-4553

Planner – Lisa Carnahan (530) 745-3067

Engineering & Surveying – Sharon Boswell (530) 745-7500

Environmental Health – Dana Wiyninger (530) 2300

B.

*Denied Appeal
and Modified
hours of operation
8am to 10pm on
Fridays and
Saturdays and
8am to 8pm on
Sundays
Unanimously 4-2*

**THIRD-PARTY APPEAL OF ZONING ADMINISTRATOR'S
APPROVAL OF CONDITIONAL USE PERMIT MODIFICATION –
NEWCASTLE WEDDING GARDENS (PCPMT20060749)**

Consider a third-party appeal from Paul and Sheila Dougherty and Bill Miller of the Zoning Administrator's approval of a Conditional Use Permit Modification allowing for expanded operating days and hours for an existing wedding facility.

Project Location: 950 Taylor Road in the Newcastle area

APN: 031-241-049

Total Acreage: 11.8 acres

Zoning: RA-B-100 (Residential Agricultural, Combining Building Size of 100,000 square feet)

Community Plan Area: Placer County General Plan

MAC Area: Newcastle/Ophir

Appellants: Paul and Sheila Dougherty, PO Box 801 Newcastle CA 95658 (916) 663-1051 and Bill Miller, PO Box 838, Newcastle CA 95658

Applicant/Owner: Georgia Barron, 950 Taylor Road, Newcastle CA 95658 (916) 663-4553

Planner – Lisa Carnahan (530) 745-3067

4) 10:45 AM

**THIRD-PARTY APPEAL OF ZONING ADMINISTRATOR'S
APPROVAL OF A MODIFICATION OF A MINOR USE PERMIT AND
VARIANCE – TJ ENTERPRISES (PMPMT20060913)**

*Denied Appeal
and Upheld ZA
Decision
Unanimously 6-0*

To consider a third-party appeal by Mark and Kathy Correnti of the Zoning Administrator's approval of a Modification of a Minor Use Permit for the expansion of an existing auto body shop facility to include a 9,976 square foot vehicle repair building and a separate carport to be used as a car wash facility, and the approval of a Variance to minimum parking standards in order to allow 13 new parking spaces where 33 are required by Ordinance.

Project Location: 12405 Locksley Lane in the Auburn area

APN: 052-020-048

Total Acreage: 1.4 acres

Zoning: INP-Dc (Industrial Park, Combining Design Scenic Corridor

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: ZMC Construction, Zachary Carter, 3252 Chasen Drive,
Cameron Park CA 95682 (408) 799-1354

Owner: Thomas and Emma Jackson, 629 Canyon Drive, Auburn CA 95603

Appellant: Mark and Kathy Correnti

Planner – Gerry Haas (530) 745-3084

Engineering & Surveying – Phil Frantz (530) 745-7500

Environmental Health – Grant Miller (530) 745-2300